

## HERITAGE STATEMENT

45 VICTORIA AVENUE, SURBITON KT6 5DN

### Victoria Avenue

**Designation date:** July 1988 and extended in June 1991

**No of properties:** 147

**Area:** 4.5 hectares

#### Designation

The special architectural and historic interest of this area can be summarised as: An area of several cohesive groups of two storey red brick houses built between 1893 and 1904.

#### Historic development

This area of Surbiton was agricultural land until the early 1890s, and is shown on early maps as being laid out in three large fields. In 1893 houses began to be erected in Victoria Avenue in two phases over an 11 year period (1893 - 1904) by two builders. 39 of the houses (nos 2-38 and 3-41 Victoria Avenue ) were constructed by Henry Dally, a builder from Twickenham, all to the same design between 1893 - 1899. Henry Dally was also responsible for the erection of two detached villas (No 46 Victoria Avenue and No 2 Endsleigh Gardens) each house being a one off design.

In 1894 houses began to be erected in Balaclava Road. Charles Adams, a local builder, was responsible for erecting all of the 17 villas. He constructed these houses in three phases between 1894 and 1898, with the houses of each phase being of the same design.

The group of five houses at the western end of Balaclava Road, No.'s 38 - 46 as well as no. 4 Endsleigh Gardens were the last works of Charles Adams, who commissioned the well known local architect Alfred Mason to design the five detached villas for him. Other local examples of Mason's work are the Surbiton Assembly Rooms at No 80 Claremont Road in 1889 and Nos 6-24 Claremont Road. After 1905 there was no further building activity in the area until the 1930s when infill development took place at the eastern end of Balaclava Road. In 1954 the houses at Nos 5,7 and 9 Victoria Avenue were redeveloped and in recent years new development in the area includes 2-6 Victoria Avenue.

#### Listed Buildings

None

#### Locally Listed Buildings

None

### **45 VICTORIA AVENUE:**

The property was built in 1902 and is part of a group of several semi-detached, two storey red brick houses in the road. The property was split into two maisonettes in around 1950. My parents Mr and Mrs Chawdhary purchased 45a in 1966 and 45 in 1970 becoming Freeholders of the entire building. The Freehold was passed to me in 1986.

The proposal to renovate the existing roof does not alter the character of the building or the streetscape in any way. The new tiles are considered by the manufacturers to be “historic (and) the perfect solution for renovation projects due to its textured mature colour tones and robust tile thickness (and) makes it the ideal traditional roofing product with character enhancing (properties) and complimenting many surrounding indigenous local buildings within our towns and villages.”.

In addition, the original roll top ridge tiles, holed crested ridge tiles and finial will be kept and re-instated with any damaged materials replaced with salvaged matching ones. This will be one of the few houses like mine to keep the original Edwardian roofing style and retain the character of Victoria Avenue Conservation Area.